

Chirivel Villa

€195,000

Ref: E220

RESERVED



4



2



651 m²



251 m²



✓



✓



✓



Consumption
E - 142kW

Emissions
E - 26kg



Tel: +34 950 615 388
www.spanishpropertychoice.com

spanish
property
CHOICE

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143

Property Purchase Expenses

Property price	€195,000 (£163,952)
Transfer tax 7%	€13,650 (£11,477)
Notary fees (approx)	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx)	€1,500 (£1,261)

Fees and Taxes

IBI property tax	€295.98 per annum
Refuse fees	€205.60 per annum

Standard form of payment

Reservation deposit	€3,000 (£2,522)
Remainder of deposit to 10%	€16,500 (£13,873)
Final Payment of 90% on completion ...	€175,500 (£147,557)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

RESERVED MARCH 25

In Collaboration with our Spanish Partners we are delighted to be able to offer you this lovely 4 bedroom villa.

Take a look at this spectacular detached villa with immense under build, stunning views of the surrounding mountains and countryside, and excellent garden space, situated in the quiet hamlet of around 100 houses called Los Blancos, situated a few minutes' drive from the larger village of Chirivel, where you will find most of the amenities that you would need on a daily basis such as bars, restaurants, a few shops, medical facilities and more. There are good tarmac road links to and from the property.

This property was very recently renovated throughout, with extensive use of extremely high-quality materials and finishes. This includes brand new UPVC windows with solar glass double glazing and doors, all new Mitsubishi hot and cold air-conditioning throughout, brand new kitchen and bathrooms, new flooring, an extension to the staircase leading to the main garden, and two extensions to the villa itself to add an entrance porch and a fourth bedroom, and much more.

Entering the property from the lovely terrace to the front of the house, you find yourself in an entrance porch. This then leads on into an entrance hallway leading into the various rooms of the property, and is also where the pellet burner is located, capable of heating the majority of the house. An opening lead directly through to the main living-dining room, which is a vast space with plenty of windows allowing light to flood in, as well as a door leading out to a terrace that has been enclosed with insect screening. Further on from the living-dining room is the spectacular kitchen, featuring a wide range of appliances and abundant storage space. Adjacent to the kitchen is the large pantry and utility room, which also has a door leading out to the aforementioned enclosed terrace.

Leading off of the hallway as well are all the bedrooms of the property. In total there are four, all of which are comfortable and spacious doubles with large wardrobes. There are also two fantastic modern bathrooms, the largest of which is equipped with both a bathtub and a shower, whereas the smaller bathroom is equipped with a shower. The entire property also benefits from diesel central heating, there is also a pellet burner in the entrance hall for supplemental heating.

Sept 2023 a 5-kw solar system with a 5-kWh battery was installed but still connected to the grid, this has reduced the bills significantly and should reduce them to nothing after this summer.

The main garden area is vast and offers plenty of space to enjoy various activities. A large patio area with a pergola offers great outdoor living and dining space, making the most of the incredible views of the mountains and valley. To one side of the villa, there are small plots on different tiers for growing your own vegetables. Around the edges of the plot are garden areas with various pl...

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible